

Tecate

Overview

Staff recommends a moderate expansion of commercial and industrial lands in Tecate. In all, approximately 95 acres of General Commercial and 335 acres of Medium Impact Industrial are planned. Staff's recommendation recognized the need for outdoor storage in Tecate, but limited commercial expansion because of traffic impacts and public safety concerns along Highway 94. The amount of land staff recommended to be commercial and industrial is less than the amount advocated by the Tecate Sponsor Group. The proposed General Commercial and Medium Impact Industrial designations will require community-specific zoning to be developed in the future.

Key Issues

- Property owners wish to capitalize on the International Port of Entry to / from Tecate, Mexico
- Tecate, USA is a backcountry community, with limited roads and limited sewer and water availability
- Preliminary traffic modeling suggests this land use distribution may produce unmitigatable impacts to Hwy 94. If other alternatives are unavailable, staff may need to reduce the amount of commercial land during the road network planning phase in order to create a balanced road network

Sponsor Group Direction

- The Tecate Community Sponsor Group submitted an issue paper recommending general plan designations and community specific zoning emphasizing international commerce
- The Tecate Community Sponsor group has theorized that additional commercial and industrial land within their community will improve the LOS along Hwy 94
- The Tecate Sponsor Group requests approximately 520 acres of land be designated International Commerce/Commercial, and approximately 450 acres of land be designated International Commerce/Light Manufacturing

**Additional Staff Analysis/
Recommendations**

Staff recommends a moderate increase of commercial and industrial land this plan cycle, but less than the amount advocated by the Tecate CSG. The proposed increase assumes a projected population of 231,900¹ for Tecate, Mexico in year 2020, but recognizes the Tecate Community Planning area has limited water and sewer capabilities needed to accommodate additional growth. Staff recommends 95 acres of (C-1) General Commercial land, which is approximately 45 acres above the existing General Plan. Unlike other backcountry communities, staff recommends General Commercial (rather than Rural Commercial) to better accommodate community specific zoning for this unique border area.

Staff also recommends a total of 335 acres of (I-2) Medium Impact Industrial, which would accommodate outdoor storage uses found throughout the community. This is approximately 125 acres above the Limited Impact Industrial designation allowed under the existing General Plan and it gives most of Tecate's previous zoning violations the opportunity to resolve their violations.

Staff will continue to work with the Tecate Sponsor Group to resolve traffic impacts associated with the proposed increase of commercial and industrial land. To date, the Tecate Community Sponsor Group has been unable to validate their traffic assertions. Therefore, staff will need to work with the sponsor group to further restrict these uses through community specific zoning. For (I-2) Medium Impact Industrial designations, staff will need to assign an appropriate trip generation rate for traffic modeling purposes. Creating a balanced road network is a critical component of the General Plan 2020 update. As with all community planning areas, if proposed land uses result in an unacceptable level of service (LOS), the land use distribution map may be modified to ensure a balanced circulation network in the unincorporated County.

**Planning Commission
Recommendations**

The Planning Commission recommended 26 acres of Industrial lands be changed to General Commercial. The Planning Commission voted to place the additional commercial in the center of the Tecate community, and voted not to extend commercial uses north along SR-188.

¹ *Final Report San Diego Region-Baja California Cross-border Transportation Study (November 1, 2000)*. Prepared for San Diego Association of Governments. Prepared by Parsons Transportation Group.

ERA Needs Analysis
(all numbers in gross acres)

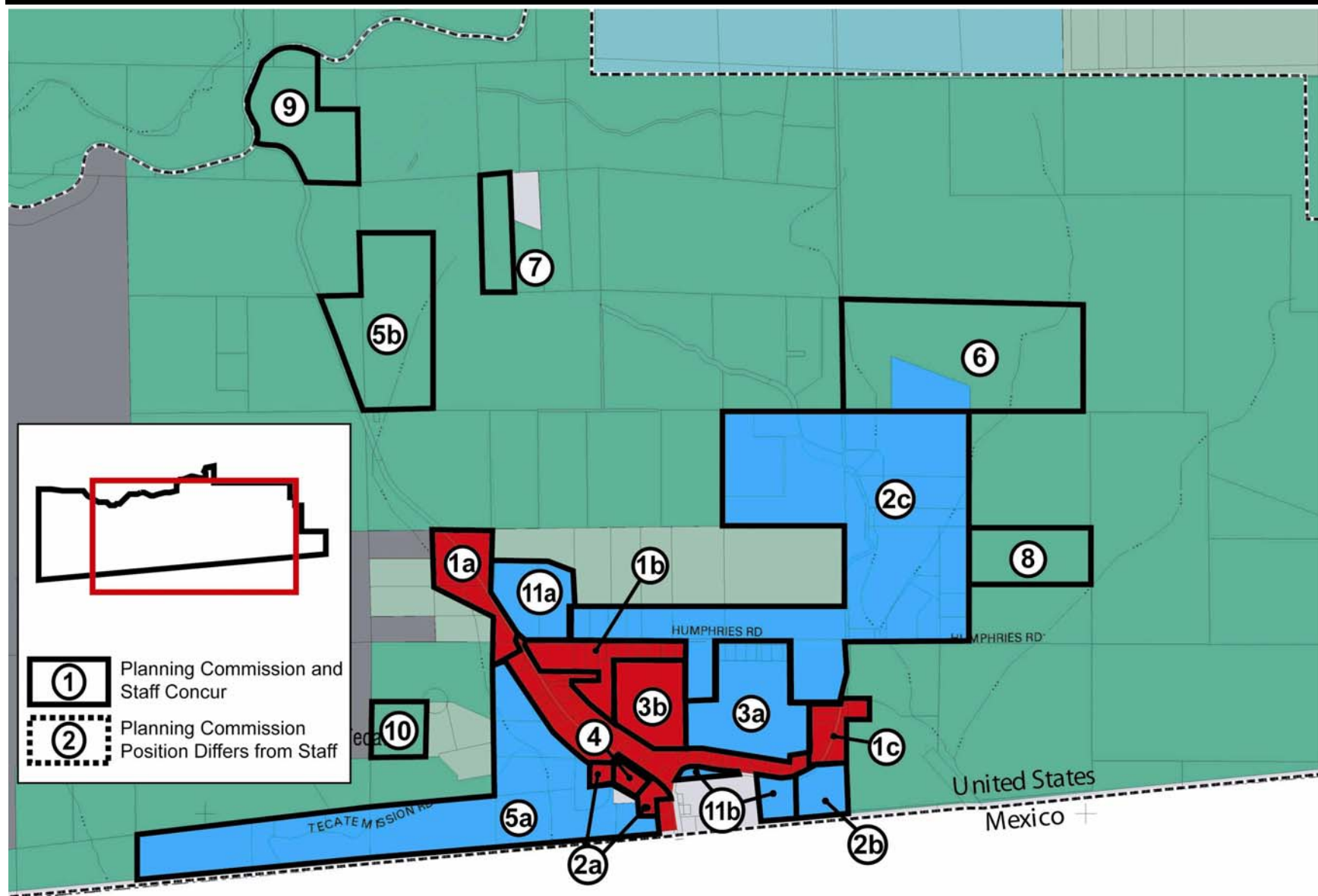
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	1	45	44	77	76
Industrial ¹	25	254	229	359	334
Office ¹	9	2	(7)	0	(9)

¹ Industrial and Office numbers are for the entire Mountain Empire subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Tecate (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1a	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 13 acres <i>Current Use:</i> Varies (primarily undeveloped and light industrial) <i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Consistent with the long-term viability of existing commercial areas • Located within village center area • Fronts State Route 188 along existing paved road • Supports sponsor groups desire for additional commercial land
1b	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(C-1) General Commercial (Hom – 1.5 acres)	<i>Total Area:</i> 14 acres <i>Current Use:</i> Varies (primarily undeveloped and light industrial) <i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Consistent with the long-term viability of existing commercial areas • Located within village center area • Fronts Humphries Road along existing paved road • Supports sponsor groups desire for additional commercial land

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1c	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(C-1) General Commercial	<i>Total Area:</i> 7.5 acres <i>Current Use:</i> Varies (primarily undeveloped and light industrial) <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Consistent with the long-term viability of existing commercial areas Located within village center area Supports sponsor groups desire for additional commercial land
2a	<u>Staff</u> Concur with Planning Commission <u>Planning Commission</u> (C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 1.75 acres <i>Current Use:</i> Various <i>Existing GP</i> (13) General Commercial	<ul style="list-style-type: none"> Maintains existing general plan designation Consistent with long term viability of existing commercial areas Located in village center area along main highway These two parcels were in compliance during previous zoning sweep
2b	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial	No recommendation submitted	<i>Total Area:</i> 7.5 acres <i>Current Use:</i> Undeveloped <i>Existing GP</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Industrial uses are more appropriate given the parcel size, topography and proximity to the new international border crossing station

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2c	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial (1-2) Medium Impact Industrial (18) Multiple Rural Use	No recommendation submitted	<i>Total Area:</i> 150 acres <i>Current Use:</i> Various (primarily outdoor storage and some undeveloped) <i>Existing GP:</i> (1) Residential (13) General Commercial (17) Estate Residential	<ul style="list-style-type: none"> Concentrates industrial land based on existing uses and minimizes isolated industrial lots Creates potential for conforming status on properties with previous zoning violations Large sites able to accommodate industrial uses Supports sponsor groups desire for additional industrial land
3a	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(C-1) General Commercial (Hom)	<i>Total Area:</i> 44 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Surrounding uses tend to be more industrial in nature Large area capable of accommodating industrial uses Fronts Humphries Road, a paved road that serves as a primary arterial Increased traffic generation for commercial uses may significantly impact regional roads
3b	<u>Staff</u> Concur with Planning Commission <u>Planning Commission</u> (C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Hom)	<i>Total Area:</i> 18 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Supports sponsor groups desire for additional commercial land Located in village center area on Humphries Traffic implications will be modeled during the next phase of GP2020

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4	<u>Staff</u> Concur with Planning Commission <u>Planning Commission</u> (C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Hom – 3 parcels)	<i>Total Area:</i> 1.75 acres <i>Current Use:</i> Outdoor Storage <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Maintains existing General Plan designation • Consistent with the long-term viability of existing commercial areas • Located within village center area along main highway so uses are better suited as commercial land • Current outdoor storage violation would be best resolved by moving to less visible area in the community as other industrial lands within same ownership are available
5a	<u>Staff</u> Concur with Planning Commission <u>Planning Commission</u> (1-2) Medium Impact Industrial	(1-2) Medium Impact Industrial (C-1) General Commercial	No recommendation submitted (portion Hom)	<i>Total Area:</i> Areas 97 acres <i>Current Use:</i> Various (primarily undeveloped) <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Replaces (15) Limited Impact Industrial under the Existing General Plan with (1-2) Medium Impact Industrial • Border location unsuitable for residential development • Supports Sponsor Group recommendation • Provides options to relocate outdoor storage violations currently in town center commercial areas

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	Staff / Planning Commission	CPG/CSG	Owner		
5b	<u>Staff</u> (RL-40) Rural Lands <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(I-2) Medium Impact Industrial (Dawson)	<i>Total Area:</i> 50 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • The parcel is undeveloped and is surrounded by Rural Lands • The parcel is completely isolated from all other existing and planned industrial uses • Area lacks infrastructure • Inconsistent with community development model • Note: A total of 335 acres of Medium Impact Industrial is proposed to recognize existing uses and existing patterns of industrial-type development
6	<u>Staff</u> (I-2) Medium Impact Industrial on 10 acres (RL-40) Rural Lands on remaining 68 acres <u>Planning Commission</u> Concur with staff	(18) Multiple Rural Use	(I-2) Medium Impact Industrial (Drobeck)	<i>Total Area:</i> 78 acres <i>Current Use:</i> Largely undeveloped, some outdoor storage on a portion of the property <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Recognition of existing use which is a continuation of use to the south • Consistent with property owner's request • Adjacent to Medium Impact Industrial (I-2) area to the south • (I-2) is proposed on a portion of the property that avoids steep slopes and areas with drainage

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
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7	<u>Staff</u> (RL-40) Rural Lands <u>Planning Commission</u> Concur with staff	(18) Multiple Rural Use	(I-2) Medium Impact Industrial (Duran)	<i>Total Area:</i> 10.29 acres <i>Current Use:</i> Towing and storage business Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> • Not adjacent to any other industrial areas • Majority of parcel has 15% to 25% slope • Isolated from highway and major arterial roads with one dirt road transversing the property • All surrounding properties are proposed to be (RL-40) Rural Lands • Inconsistent with the General Plan 2020 community development model since property is far removed from existing town center
8	<u>Staff</u> (RL-40) Rural Lands <u>Planning Commission</u> Concur with staff	(18) Multiple Rural Use	(C-1) General Commercial (Medina)	<i>Total Area:</i> 20 acres <i>Current Use:</i> Undeveloped Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> • Not adjacent to any other commercial areas • Isolated from highway and major arterial roads with one dirt road traversing the property • Majority of property surrounded by Rural Lands
9	<u>Staff</u> (RL-40) Rural Lands <u>Planning Commission</u> Concur with staff	(18) Multiple Rural Use	(C-1) General Commercial on 5 acres (SR-4) Semi-Rural Residential on remaining area (White)	<i>Total Area:</i> 27.6 acres <i>Current Use:</i> Undeveloped Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> • Very rugged terrain. The majority of the parcel has over 25% slope • Not adjacent to any other commercial areas • All surrounding properties are proposed to be (RL-40) Rural lands • Inconsistent with the General Plan 2020 community development model. Property is located approximately one mile outside of the existing town center

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
10	<u>Staff</u> (RL-40) Rural Lands <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Usher)	<i>Total Area:</i> 8.19 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> The majority of the parcel has slopes over 15% Property lacks direct access to a main street or a major road. Currently, there is one dirt road abutting the property Not adjacent to other commercial or industrial lands and would constitute a spot application of an industrial designation
11a	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 17 acres <i>Current Use:</i> Various <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> Replaces (15) Limited Impact Industrial under the existing General Plan with (I-2) Medium Impact Industrial Proposed designation is consistent with existing uses
11b	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(1-2) Medium Impact Industrial (C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 7 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use (15) Limited Impact Industrial	<ul style="list-style-type: none"> Replaces (15) Limited Impact Industrial and (18) Multiple Rural Use with (I-2) Medium Impact Industrial Industrial uses are appropriate given the parcels adjacency to the new international border crossing station